DESCRIPTIONS, DIAGRAMS AND PRICES

—OF—

TWENTY-ONE ELEGANT NEW DWELLINGS

FOR SALE,

ON THE CROWN OF LENOX HILL,

Madison Avenue, From 76th to 80th Streets,

—ALSO IN—

78th, 79th and 80th Streets, Near 5th Avenue,

RANGING IN SIZE FROM 17 FEET TO 46 FEET WIDE,

BUILT BY

CHARLES GRAHAM & SONS,

ARCHITECTS AND BUILDERS,

305, 307 & 309 East 43d Street, - - NEW YORK CITY.

1887.

LIST OF HOUSES BUILT BY
CHARLES GRAHAM & SONS,
WITH NAMES OF PRESENT OCCUPANTS.

N. E. Cor. 5th Ave. & 49th St.					Annex to Buckingham Hotel,
No. 602	Madison Avenue,				Occupied by George Storm.
" 604	"	"	"	"	Dr. Charles A. Leale.
" 606	"	"	"	"	Mrs. M. V. S Wolfe.
" 962	"	"	"	"	For Sale.
" 963	"	"	"	"	J. V. McManus.
" 965	"	"	"	"	For Sale.
" 967	"	"	"	"	Wm. Van Anden.
" 969	"	"	"	"	Mrs. Amy E. Burk.
" 971	"	"	"	"	For Sale.
" 1042	"	"	"	"	" "
" 1043	"	"	"	"	" "
" 1044	"	"	"	"	" "
" 1045	"	"	"	"	" "
" 1046	"	"	"	"	" "
" 1047	"	"	"	"	" "
No. 459	Lexington Avenue,		"	"	" "
" 461	"	"	"	"	Daniel F. Cooney.
" 463	"	"	"	"	John J. Brown.
" 466	"	"	"	"	William H. Tweedy.
" 468	"	"	"	"	Albert Lilienthal.
" 470	"	"	"	"	P. J. Gildemeester.
No. 136	East 37th Street,		"	"	William Pistor.
" 137	"	"	"	"	Stevenson Towle.
" 138	"	"	"	"	Edward F. Beddall.
" 139	"	"	"	"	Mrs. Annie V. Boyden.
" 140	"	"	"	"	H. A. Taylor.
" 141	"	"	"	"	Alexander Maitland.
" 142	"	"	"	"	Mrs. A. P. Richardson.
" 143	"	"	"	"	Francis L. Stetson.
" 144	"	"	"	"	John S. Gibson.
" 145	"	"	"	"	W. C. Fargo.
146	"	"	"	"	Gardner B. Charlick.
147	"	"	"	"	Francis Adams.

No. 107	East 45th Street,				Occupied by Central Apm't House.
" 131	"	"	"	"	" John D. Griffin, Jr.
" 133	"	"	"	"	" Mrs. H. Burton.
No. 10	East 50th Street,			"	" F. T. Walton.
" 12	"	"	"	"	" Bennett J. King.
" 14	"	"	"	"	" George B. De Forest.
" 16	"	"	"	"	" A. H. Tyrrell.
No. 23	West 57th Street,			"	" Sidney Dillon.
No. 24	East 58th Street,			"	" George H. Holt.
" 26	"	"	"	"	" Edward P. Dickie.
" 28	"	"	"	"	" Walter C. Stokes.
No. 32	East 70th Street,			"	" Mrs. W. Kemp.
" 34	"	"	"	"	" A. Freidenberg.
" 36	"	"	"	"	" Murdock Howell.
" 38	"	"	"	"	" Thos. F. Ryan.
" 40	"	"	"	"	" Albert H. Baldwin.
No. 32	East 76th Street,			"	" For Sale.
" 34	"	"	"	"	" A. A. Fishel.
No. 10	East 78th Street,			"	" Henry Clausen, Jr.
" 12	"	"	"	"	" J. Sands.
" 14	"	"	"	"	" For Sale.
" 16	"	"	"	"	" " "
" 18	"	"	"	"	" " "
" 20	"	"	"	"	" " "
No. 25	East 79th Street,			"	" " "
" 27	"	"	"	"	" " "
" 29	"	"	"	"	" " "
" 31	"	"	"	"	" " "
No. 22	East 80th Street,			"	" " "
" 24	"	"	"	"	" " "
" 26	"	"	"	"	" " "
" 42	"	"		"	" " "
" 44	"	"	"	"	" " "
" 46	"	"	"	"	" " "

ESTABLISHED 1852.

CHARLES GRAHAM & SONS,

ARCHITECTS AND BUILDERS,

NOS. 305, 307 & 309 EAST FORTY-THIRD STREET,

New York, June, 1887.

In presenting our Illustrated Catalogue of Private Residences for the selling season of 1887, we announce that it is one of the largest assortments of Private Dwellings in strictly choice locations, ever offered to the public in this City.

The Houses are entirely new, or in course of erection. ***None carried over. All previously Built are now sold.***

The location is unsurpassed for Healthfulness and First-Class Surroundings. *The Houses are situated near the Grand Entrance to Central Park, Fifth Avenue and 79th Street, and within sight of the Metropolitan Museum of Art, which, when completed will contain the most Beautiful Collection of Paintings and Art treasures on this Continent.*

In close proximity to our improvements, some of our most wealthy and influential citizens are now erecting handsome residences for their own occupancy.

Owing to our greatly increased business, we have been compelled to enlarge our Factory. This enables us to manufacture and execute all work as heretofore, with our own skilled and experienced mechanics, so that we are still able to obtain the best results at the lowest possible cost.

Parties desiring Special Houses built can always be accommodated on very favorable terms.

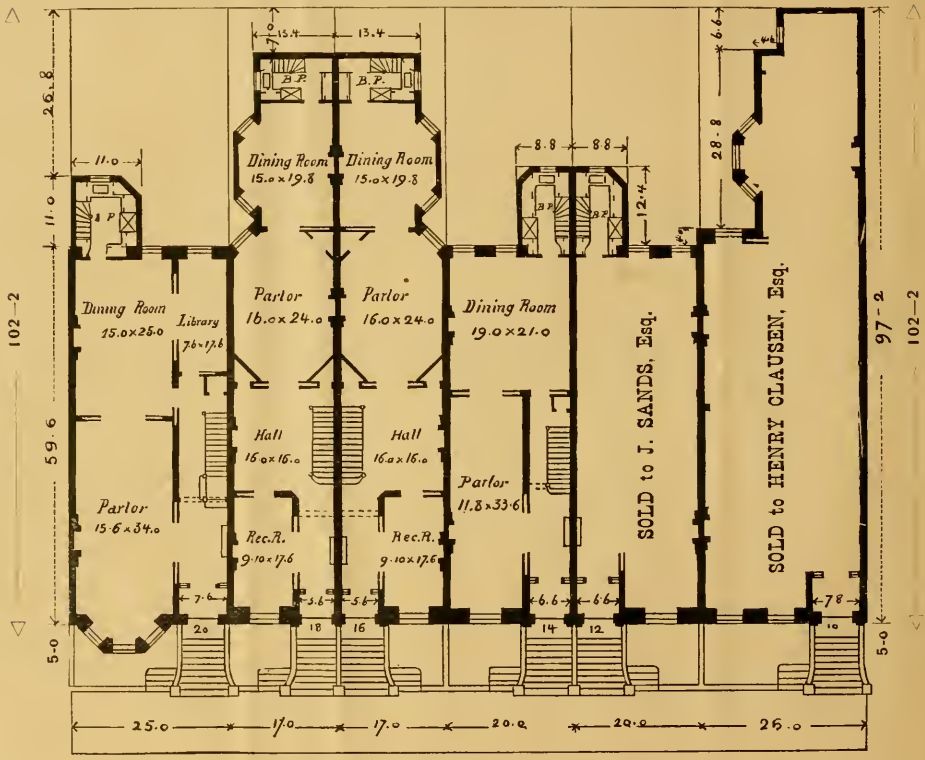
The absorbption of vacant land for immediate improvement in this section *has reduced the amount of choice lots to so small a quantity, that it will be completely built upon within one or two years.* ***We can now inform the public that we have no outside Houses adjoining vacant property.***

All of the larger Houses are Steam Heated *by the most approved system of Indirect Radiation.*

Full particulars can be obtained, and plans of Houses seen at our Office.

COMPLETED HOUSES ALWAYS OPEN FOR INSPECTION. NO PERMITS REQUIRED.

House-Buyers requiring Dwellings more moderate in price see page 16 of this Catalogue.



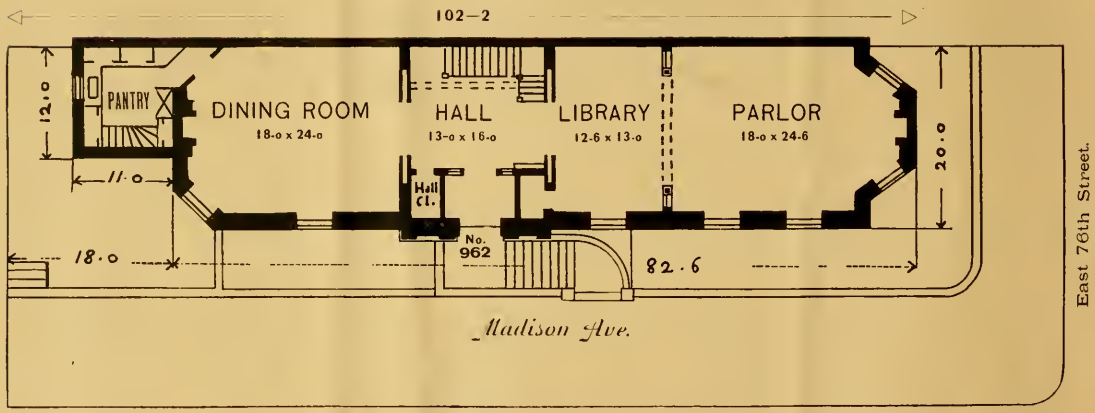
PARLOR STORY PLAN

Six New Dwellings, Nos. 10 to 20 East 78th Street, Near Fifth Avenue.

FOR PRICES SEE PAGE 14.

Six New Dwellings, Nos. 10 to 20 East 78th Street, Near Fifth Avenue.

FOR PRICES SEE PAGE 11.

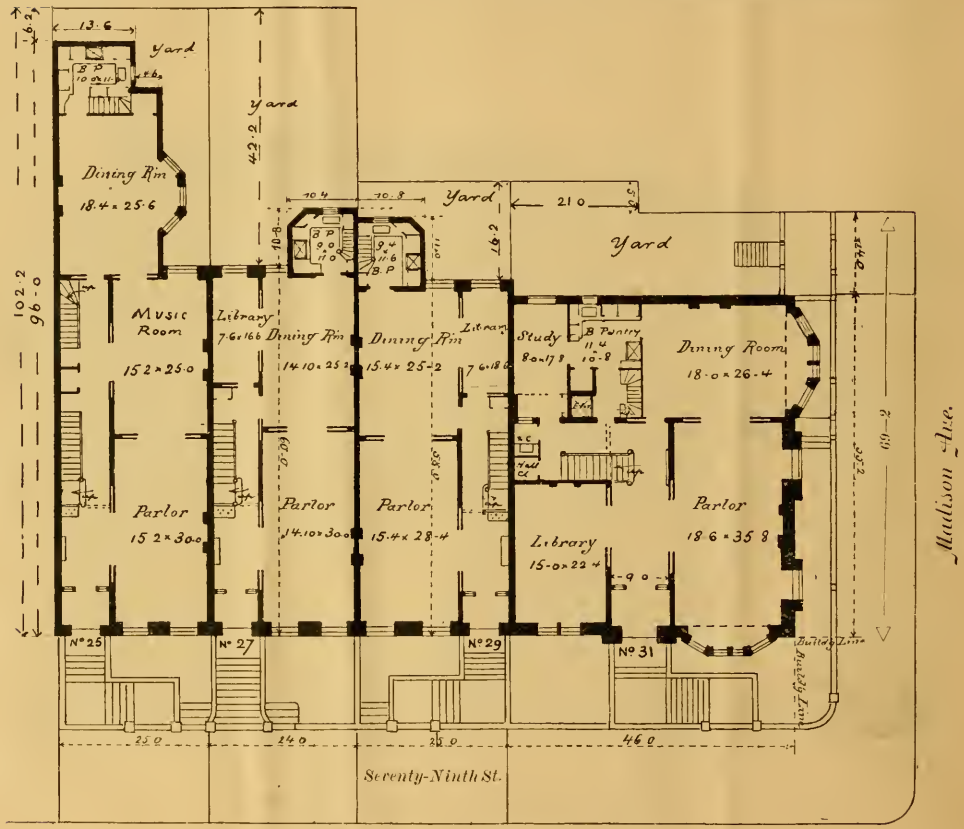


PARLOR STORY.

New Dwelling, No. 962 Madison Avenue, South-West Cor. of 76th Street.

FOR PRICE SEE PAGE 11

FOR PRICE SEE PAGE 14.



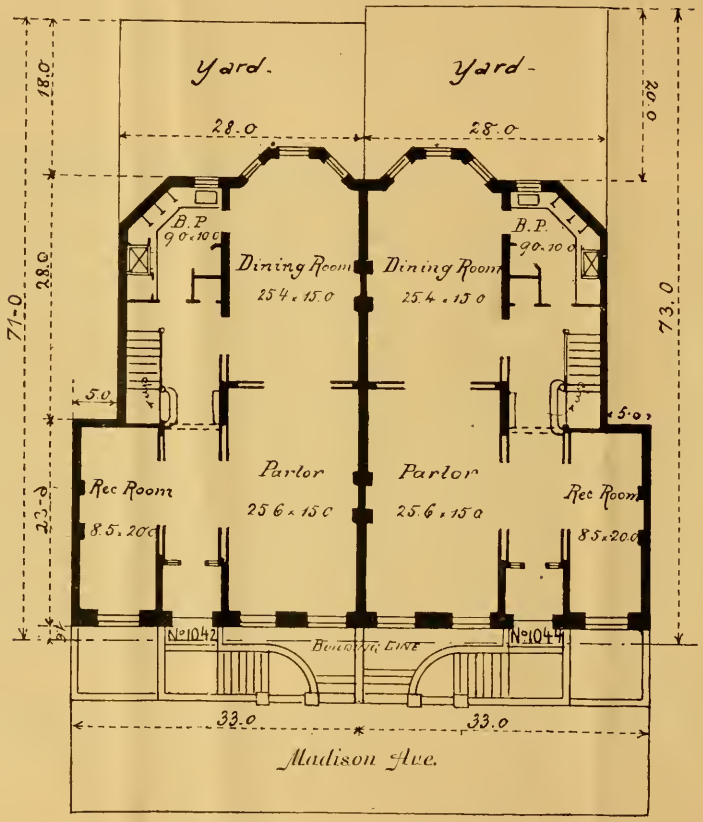
PARLOR STORY PLAN.

New Dwellings, Nos. 25 to 31 East 79th Street, (100 ft. Street.)

FOR PRICES SEE PAGE 14.

New Dwellings, Nos. 25 to 31 East 79th Street, (100 ft. Street.)

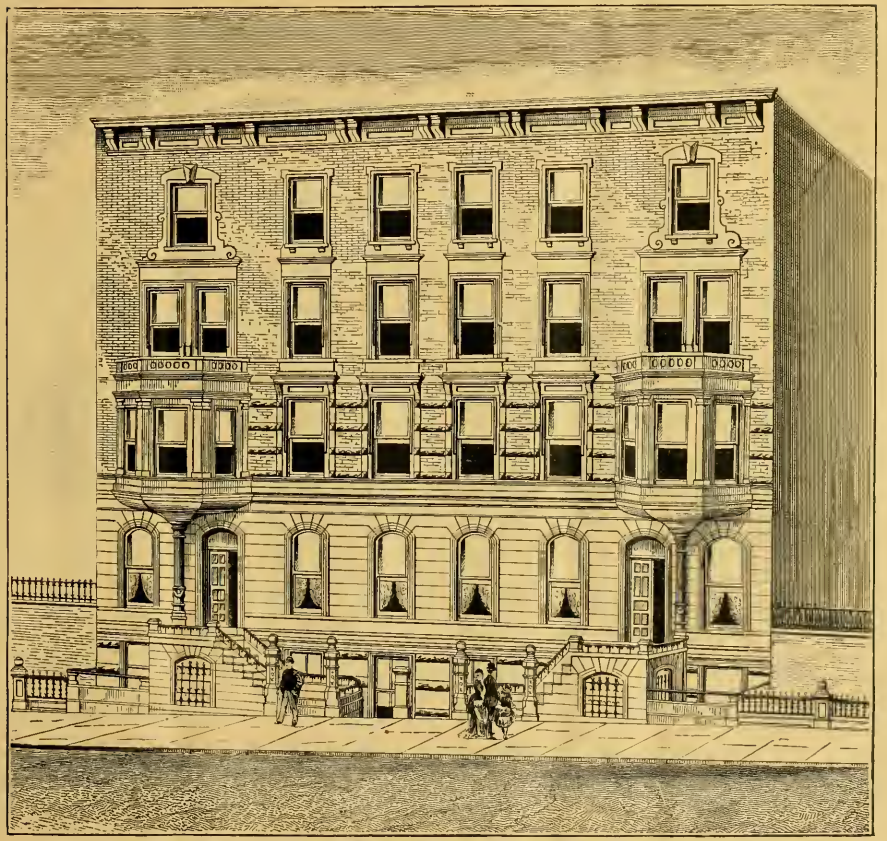
FOR PRICES SEE PAGE 11.



PARLOR STORY PLAN.

New Dwellings, Nos. 1042 and 1044 Madison Avenue, Bet. 79th and 80th Streets.

FOR PRICES SEE PAGE 11.



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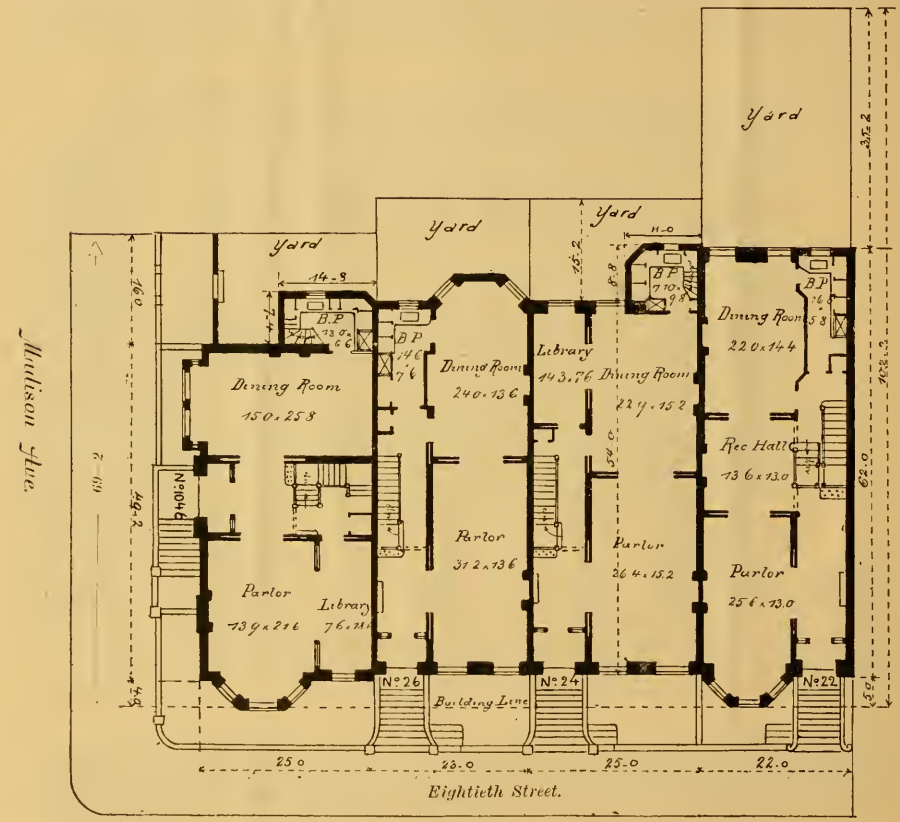
FOR PRICES SEE PAGE 11.



PARLOR STORY PLAN

Four New Dwellings, Nos. 22, 24 and 26 East 80th Street, and 1046 Madison Avenue.

FOR PRICES: SEE PAGE 14.

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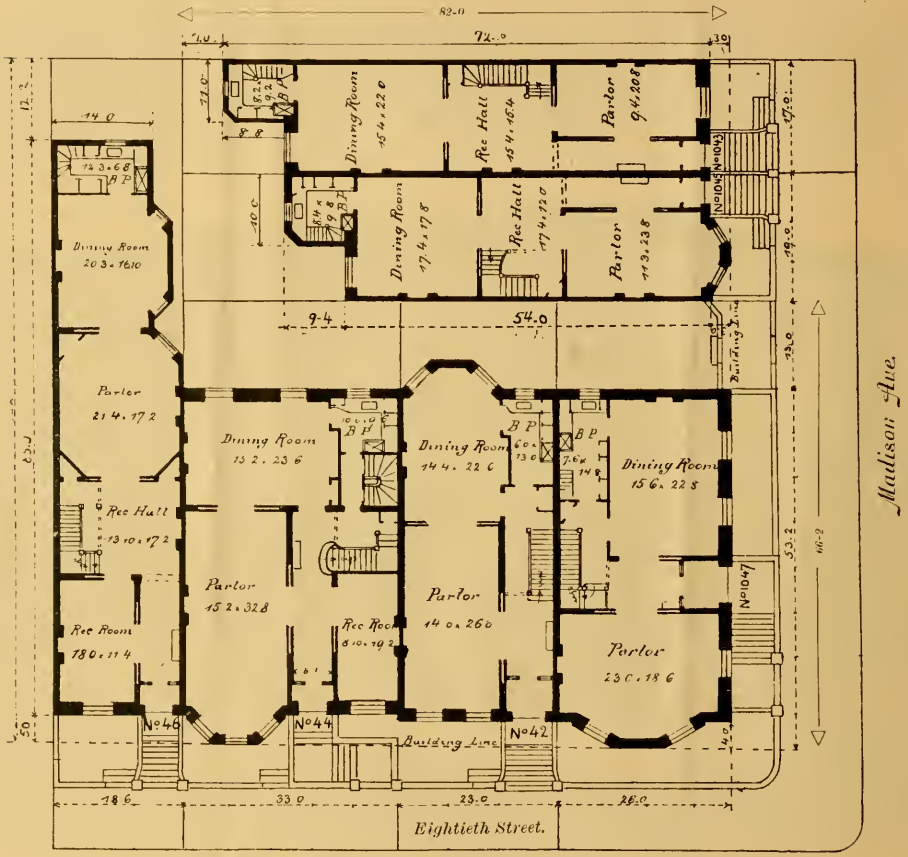
FOR PRICES SEE PAGE 14.



PARLOR STORY PLAN.

Six New Dwellings, Madison Avenue, South-East Cor. 80th Street, Nos. 42, 44 and 46 East 80th Street, and 1043, 1045 and 1047 Madison Avenue.

FOR PRICES SEE PAGE 14.

Six New Dwellings, Madison Avenue, South-East Cor. 80th Street.
Nos. 42, 44 and 46 East 80th Street, and 1043, 1045 and 1047 Madison Avenue.
FOR PRICES SEE PAGE 14.

SIZES AND PRICES.

It seldom happens that we have been able to offer such a complete assortment of dwellings, representing so many varieties of sizes and plans.

By referring to preceding diagrams on Pages 2, 4, 6, 8, 10 and 12 respectively, it will be seen that the Houses range in width from 17 to 46 feet, and at prices from $46,000 to $155,000 each.

THE FOLLOWING TABLE ARRANGES THE HOUSES ACCORDING TO THEIR FRONT WIDTHS.

No. 16 East 78th Street,	17 ft. Front, Dining Room Extension,		PRICE $53,000
No. 18 East 78th Street,	17 ft. Front, Dining Room Extension,		PRICE 53,000
No. 1043 Madison Avenue,	17 ft. Front, Butler's Pantry Extension,		PRICE 46,000
No. 46 East 80th Street,	18 ft. 6 inch Front, Dining Room Extension,		PRICE 53,000
No. 1045 Madison Avenue,	19 ft. Front, Butler's Pantry Extension,		PRICE 48,000
No. 12 East 78th Street,	20 ft. Front,		Sold to J. SANDS, Esq.
No. 14 East 78th Street,	20 ft. Front, Butler's Pantry Extension,		PRICE 55,000
No. 932 Madison Avenue,	20 ft. Front, [CORNER HOUSE] 3 Rooms deep on each Story,		PRICE 70,000
No. 22 East 80th Street,	22 ft. Front,	(*Steam Heated,*)	PRICE 63,000
No. 42 East 80th Street,	23 ft. Front,		PRICE 48,000
No. 26 East 80th Street,	23 ft. Front,	(*Steam Heated,*)	PRICE 54,000
No. 27 East 79th Street,	24 ft. Front, Butler's Pantry Extension,	(*Steam Heated,*)	PRICE 75,000
No. 20 East 78th Street,	25 ft. Front, Butler's Pantry Extension,		PRICE 64,000
No. 24 East 80th Street,	25 ft. Front, Butler's Pantry Extension,	(*Steam Heated,*)	PRICE 59,000
No. 1046 Madison Avenue,	25 ft. Front, [CORNER HOUSE]	(*Steam Heated,*)	PRICE 72,000
No. 29 East 79th Street,	25 ft. Front, Butler's Pantry Extension,	(*Steam Heated,*)	PRICE 72,000
No. 25 East 79th Street,	25 ft. Front, Dining Room Extension,	(*Steam Heated,*)	PRICE 86,000
No. 10 East 78th Street,	26 ft. Front,		Sold to HENRY CLAUSEN, Jr.
No. 1047 Madison Avenue,	26 ft. Front, [CORNER HOUSE]	(*Steam Heated,*)	PRICE 68,000
No. 44 East 80th Street,	33 ft. Front,	(*Steam Heated,*)	PRICE 72,000
No. 1042 Madison Avenue,	33 ft. Front,	(*Steam Heated,*)	PRICE 79,000
No. 1044 Madison Avenue,	33 ft. Front,	(*Steam Heated,*)	PRICE 79,000
No. 31 East 79th Street,	46 ft. Front, [CORNER HOUSE]	(*Steam Heated,*)	PRICE 155,000

DESCRIPTION OF THE CONSTRUCTION AND FINISH OF OUR HOUSES.

PLUMBING AND DRAINAGE.

The very best workmanship and materials throughout. Each fixture securely trapped and trap vented, and properly safed with lead underneath, drained to the cellar. (Not connected with sewer). Iron drain pipes calked with lead hung on cellar walls connected with fresh air inlet at base, and the pipes carried above roof for ventilation. All faucets numbered and printed list specifying the object of each furnished. Double Plumbing, with large Tank supply to each house. Laundries provided with Porcelain Washstubs.

WARMING AND COOKING APPARATUS.

Houses not heated by steam will have a moist warm air Furnace (with automatic water supply) heat will be carried to all extensions, bath rooms and up to fourth floor. All Kitchens will be supplied with French wrought iron ranges with metal hoods, cheeks and plate warming shelves. A separate vent flue built in walls over each range to carry off odors arising from cooking. Separate laundry ranges in Houses having dining room extensions. All of our larger houses Heated by the most complete system of Indirect Steam Radiation,

FLUES.

Extra care taken in building and constructing flues.

BELLS AND SPEAKING TUBES.

Speaking tubes and pneumatic bells throughout.

CEILING VENTILATION.

A separate vent over gas outlets of large rooms carried to roof. All gas outlets wired for Electric gas lighting.

CABINET WORK.

Parlors, Second Stories and Front Basements throughout trimmed in hardwood, our own design and workmanship. Stairs Hardwood from Basements to Fourth Stories, also Hardwood finish on Third Stories.

MANTELS, GRATES, FENDERS AND HEARTHS.

All mantels hardwood throughout, furnished with handsome hearths. Open fireplaces on 1st and 2d Stories. All of tasteful designs, the remainder have latest styles of grates, fenders, etc. extra care taken in selections. Only the very best quality of goods used.

FLOORS.

All floors DOUBLE THROUGHOUT, deafened between each floor.

SIDEWALKS AND CEMENT WORK.

A stone and cement foundation built under curb, five feet below level of Street to give a solid foundation to flagstones, and prevent settlement of sidewalk. Areas, yards and cellars carefully cemented and drained.

MIRRORS.

Beveled mirrors on Parlor Stories throughout. Mirrors over all Wash Basins and 2d Story mantels.

All other details carefully attended to making our Houses when completed the best constructed, and most carefully planned Sanitary Homes in this City.

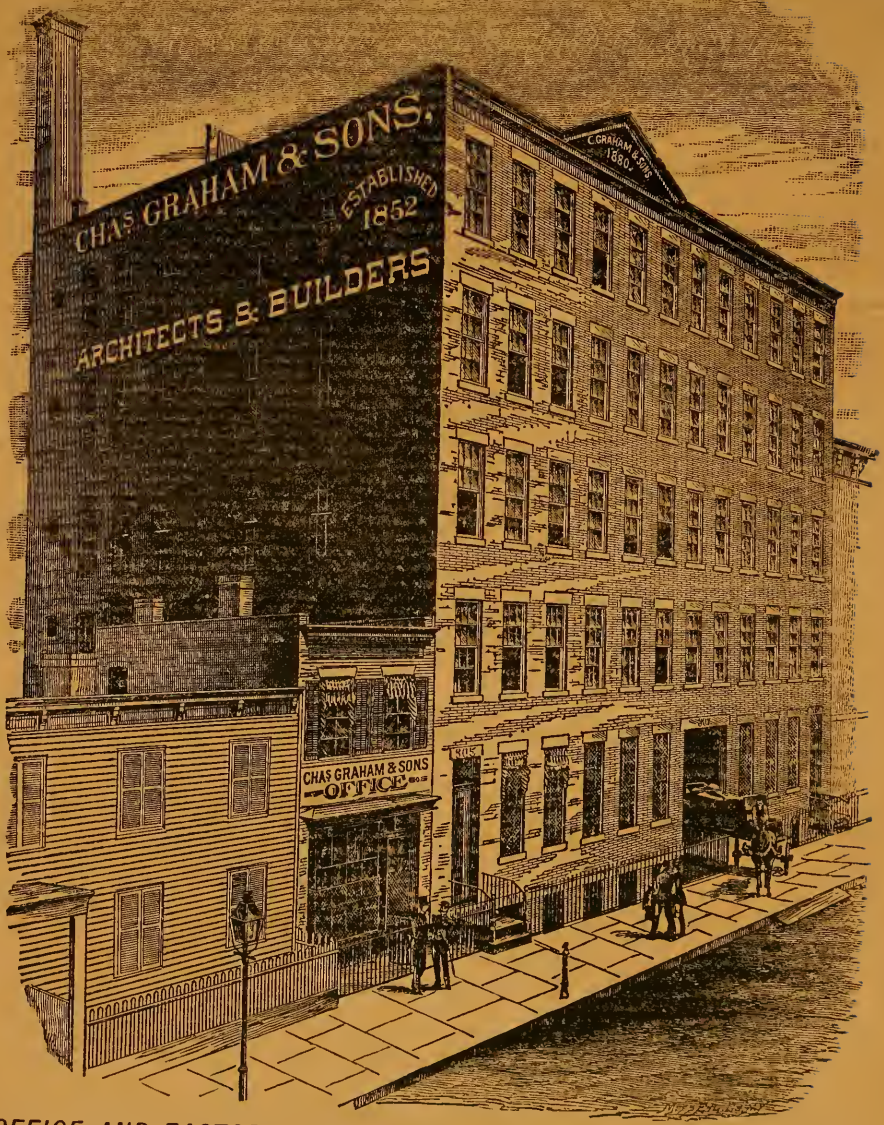
Houses always open for inspection. (No Permits required.)

SPECIAL NOTICE.

We have commenced to erect twelve Four Story and Basement Moderate Priced dwellings on the North-West corner of Lexington Avenue and Forty-fifth Street, ranging in size from 16 ft. 6 in. to 21 ft. wide. They will contain every modern improvement including the Best System of Sanitary Plumbing, abundant water supply, &c. And for Central location and price cannot be duplicated in this City. The surroundings are all built up with private Residences. A complete description of this property will be published in our Fall Catalogue. Further particulars can now be obtained by applying at our office.

CHARLES GRAHAM & SONS,

305 to 309 East 43d Street, - - NEW YORK CITY.



OFFICE AND FACTORY: 305, 307 & 309 EAST 43D ST., NEW YORK.

ROBERT GAIR,
STEAM JOB PRINTER
NEW YORK.